

ORDINANCE NO. 031002-25

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY CONSISTING OF SIX TRACTS OF LAND LOCATED AT COLTON BLUFF SPRINGS ROAD AT MCKINNEY FALLS PARKWAY AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO VARIOUS ZONING DISTRICTS WITH CONDITIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district on the property described in Zoning Case No.C14-02-0063SH, on file at the Neighborhood Planning and Zoning Department, as follows:

Tracts One-A and One-B: From interim rural residence (I-RR) district to single family residence small lot-conditional overlay (SF-4A-CO) combining district.

A 19.39 acre tract of land, and a 68.69 acre tract of land, more or less, out of the Santiago Del Valle Grant No. 24 in Travis County, the tracts of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and

Tract Two: From interim rural residence (I-RR) district to multifamily residence medium density-conditional overlay (MF-3-CO) combining district.

An 11.30 acre tract of land, more or less, out of the Santiago Del Valle Grant No. 24 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, and

Tract Three: From interim rural residence (I-RR) district to community commercial (GR) district.

An 6.92 acre tract of land, more or less, out of the Santiago Del Valle Grant No. 24 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance, and

Tract Four: From interim rural residence (I-RR) district to neighborhood commercial (LR) district.

A 3.72 acre tract of land, more or less, out of the Santiago Del Valle Grant No. 24 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "D" incorporated into this ordinance, and

Tract Five: From interim rural residence (I-RR) district to rural residence (RR) district.

A 6.16 acre tract of land, more or less, out of the Santiago Del Valle Grant No. 24 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "E" incorporated into this ordinance, and

Tract Six: From interim rural residence (I-RR) district to rural residence (RR) district.

A 4.12 acre tract of land, more or less, out of the Santiago Del Valle Grant No. 24 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "F" incorporated into this ordinance, (the "Property")

locally known as the property located at Colton Bluff Springs Road at McKinney Falls Parkway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "G".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The maximum density of Tracts One-A and One-B combined is 6.25 residential units per acre.
2. The maximum density of Tracts One-A and One-B combined is 550 residential units.
3. The maximum density of Tract Two is 49 residential units per acre.
4. The maximum density of Tract Two is 250 residential units.

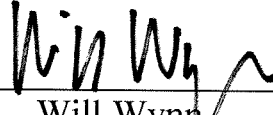
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 13, 2003.

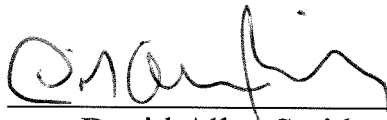
PASSED AND APPROVED

October 2, 2003

§
§
§

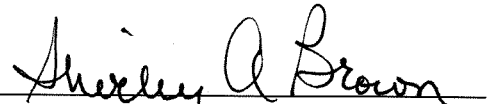

Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

TRACTS 1-A
and 1-B

FN-ZO3-032-02-01
Proposed Single Family Zoning (SF-4A)
19.39 Acres and 68.69 Acres
August 21, 2003

FIELD NOTE DESCRIPTION FOR A 19.39 ACRE & 68.69 ACRE PARCELS
(SF-4A ZONING)

DESCRIPTION OF A 19.39 ACRE TRACT OF LAND, HEREIN CALLED TRACT 1A AND A 68.69 ACRE TRACT OF LAND, HEREIN CALLED TRACT 1B, BOTH SITUATED IN THE SANTIAGO DEL VALLE GRANT NO. 24 IN TRAVIS COUNTY, TEXAS BEING PART OF THAT CERTAIN 120.321 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JAVIER OLIVAREZ AND BRENT RUNGE OF RECORD IN DOCUMENT NUMBER 2000194076 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 19.39 ACRE TRACT 1A AND 68.69 ACRE TRACT 1B, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

TRACT 1A

BEGINNING at a ½" iron rod found being the northeast corner of said 120.321 acre tract, being also the northwest corner of that certain 3 acre tract of land as described in a deed to The John G. and Frances M. Garner Trust of record in Volume 13199, Page 414 of the Real Property Records of Travis County, Texas, and being in the south line of Colton Bluff Springs Road a 70 foot wide right-of-way;

THENCE S 26°58'42" W, with the west line of said 3 acre tract, the east line of said 120.321 acre tract and the east line of the herein described tract, at 621.41 feet pass a ½ inch iron rod found for the southwest corner of said 3 acre tract and being the most westerly northwest corner of Lot 1 of The Pittman Addition, a subdivision of record in Book 76, Page 228 of the Plat Records of Travis County, Texas, for a total distance of 969.60 feet to the southeast corner of the herein described tract;

THENCE departing the west line of said Lot 1 of The Pittman Addition, and over and across said 120.321 acre tract with the south and west lines of the herein described tract, the following seven (7) courses and distances;

1. N 57°31'25" W for a distance of 406.95 feet to a calculated point,
2. N 50°11'40" W for a distance of 111.41 feet to a calculated point,

3. N 37°19'08" W for a distance of 97.52 feet to a calculated point,
4. N 30°50'57" W for a distance of 222.55 feet to a calculated point,
5. N 28°25'45" W for a distance of 301.04 feet to a calculated point for the southwest corner of the herein described tract, and being in a curve to the left,
6. along said curve to the left, an arc distance of 256.95 feet, said curve having a radius of 450.00 feet, a central angle of 32°42'58" and a chord bearing of N 43°52'29" E for a chord distance of 253.47 feet to the end of said curve, and
7. N 27°30'50" E for a distance of 340.84 feet to the northwest corner of the herein described tract, being also in the north line of said 120.321 acre tract and being in the south line of said Colton-Bluff Springs Road;

THENCE S 62°28'23" E, with the north line of the herein described tract, the south line of said Colton-Bluff Springs Road and the north line of said 120.321 acre tract, for a distance of 960.97 feet to the POINT OF BEGINNING and containing 19.39 acre of land.

TRACT 1B

BEGINNING at a ½ inch iron rod found for the southeast corner of said 120.321 acre tract, being also the southwest corner of that certain 40.5 acre tract (called Tract Four) of land as described in a deed to The Raymond L. and Ethel M. Kieke Trust of record in Volume 12641, Page 317 of the Real Property Records of Travis County, Texas, being also in the north line of that certain 174.4 acre tract of land as described in a deed to Edward J. Gillen and Mildred Gillen of record in Volume 1549, Page 268 of the Deed Records of Travis County, Texas and the southeast corner of the herein described tract;

THENCE N 62°44'10" W, with the south line of said 120.321 acre tract, the south line of the herein described tract and the north line of said 174.4 acre tract, for a distance of 1175.90 feet to a ½ inch iron rod found for the most southerly southwest corner of said 120.321 acre tract, being also the most southerly southwest corner of the herein described tract and being an ell corner in the north line of said 174.4 acre tract;

THENCE N 27°42'33" E, with a west line of said 120.321 acre tract, a west line of the herein described tract and a east line of said 174.4 acre tract, for a distance of 1284.34 feet to a ½ inch iron rod found for an ell corner in the south line of said 120.321 acre tract, being also an ell corner in the south line of the herein described tract and being the northeast corner of that certain 25.0 acre tract of land as described in a deed to Donna Kay West and Stan West of record in Volume 11852, Page 135 of the Real Property Records of Travis County, Texas;

THENCE N 62°46'12" W, with the south line of said 120.321 acre tract, the south line of the herein described tract and the north line of said 25.0 acre tract, for a distance of 2192.88 feet to a calculated point for the most westerly southwest corner of the herein described tract;

THENCE departing the north line of said 25.0 acre tract and over and across said 120.321 acre tract, with the west line of the herein described tract, the following six (6) courses and distances;

1. N 19°08'39" E for a distance of 77.48 feet to a calculated point,
2. N 01°02'41" E for a distance of 75.62 feet to a calculated point,
3. N 24°42'34" W for a distance of 86.13 feet to a calculated point,
4. N 50°41'23" W for a distance of 166.46 feet to a calculated point,
5. N 15°00'11" W for a distance of 196.67 feet to a calculated point, and
6. N 08°43'10" E for a distance of 133.91 feet to a calculated point for the northwest corner of the herein described tract, being also in the north line of said 120.321 acre tract and being in the south line of Colton-Bluff Springs Road, a 70 foot wide right-of-way;

THENCE with the north line of said 120.321 acre tract, the north line of the herein described tract and the south line of said Colton-Bluff Springs Road, the following two (2) courses and distances;

1. S 62°37'51" E for a distance of 1339.41 feet to a ½ inch iron rod found at the beginning of a curve to the left, and
2. along said curve to the left, an arc distance of 66.16 feet, said curve having a radius of 445.28 feet, a central angle of 08°30'47" and a chord bearing of S 66°53'37" E for a chord distance of 66.10 feet to a calculated point;

THENCE departing the south line of said Colton-Bluff Springs Road and over and across said 120.321 acre tract, with the north line of the herein described tract, the following eleven (11) courses and distances;

1. S 27°22'09" W for a distance of 204.08 feet to a calculated point,
2. S 62°37'51" E for a distance of 700.54 feet to a calculated point,
3. N 27°22'09" E for a distance of 234.17 feet to a calculated point,

4. S 62°37'51" E for a distance of 276.50 feet to a calculated point at the beginning of a curve to the left,
5. along said curve to the left, an arc distance of 359.44 feet, said curve having a radius of 450.00 feet, a central angle of 45°45'53" and a chord bearing of S 85°30'48" E for a chord distance of 349.96 feet to a calculated point,
6. S 19°12'03" E for a distance of 403.41 feet to a calculated point,
7. S 35°43'28" E for a distance of 101.57 feet to a calculated point,
8. S 29°33'26" E for a distance of 106.75 feet to a calculated point,
9. S 47°54'33" E for a distance of 78.29 feet to a calculated point,
10. S 45°59'03" E for a distance of 144.07 feet to a calculated point, and
11. S 52°42'52" E for a distance of 416.85 feet to a ½ inch iron rod found for the southwest corner of Lot 1 of The Pittman Addition a subdivision of record in Book 76, Page 228 of the Plat Records of Travis County, Texas, being also a northwest corner of said 40.5 acre Kieke Trust tract, being also in the east line of said 120.321 acre tract and being the northeast corner of the herein described tract;

THENCE S 26°58'42" W, with the east line of said 120.321 acre tract, the east line of the herein described tract and the west line of said 40.5 acre Kieke Trust tract, for a distance of 1437.47 feet to the POINT OF BEGINNING and containing 68.69 acres of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, Texas Central Zone (4203), NAD 83 (CORS). Project reference control points were established from and referenced to "Austin RRP" having coordinate values of N=10,086,515.87, E=3,109,682.56.

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

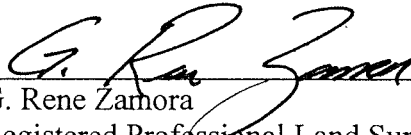
KNOW ALL MEN BY THESE PRESENTS:

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during August, 2003 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 21st day of August 2003, A.D.



Zamora-Warrick and Associates, L.L.C
5316 Highway 290 West, Suite 150
Austin, Texas 78735
512-899-3333


G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas

REFERENCES

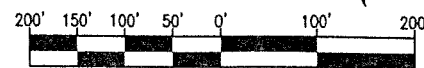
TCAD PARCEL NO. 0339010202
ZWA FIELD NOTE NO. Z03-032-02-01

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION FN Z03-032-02-01A

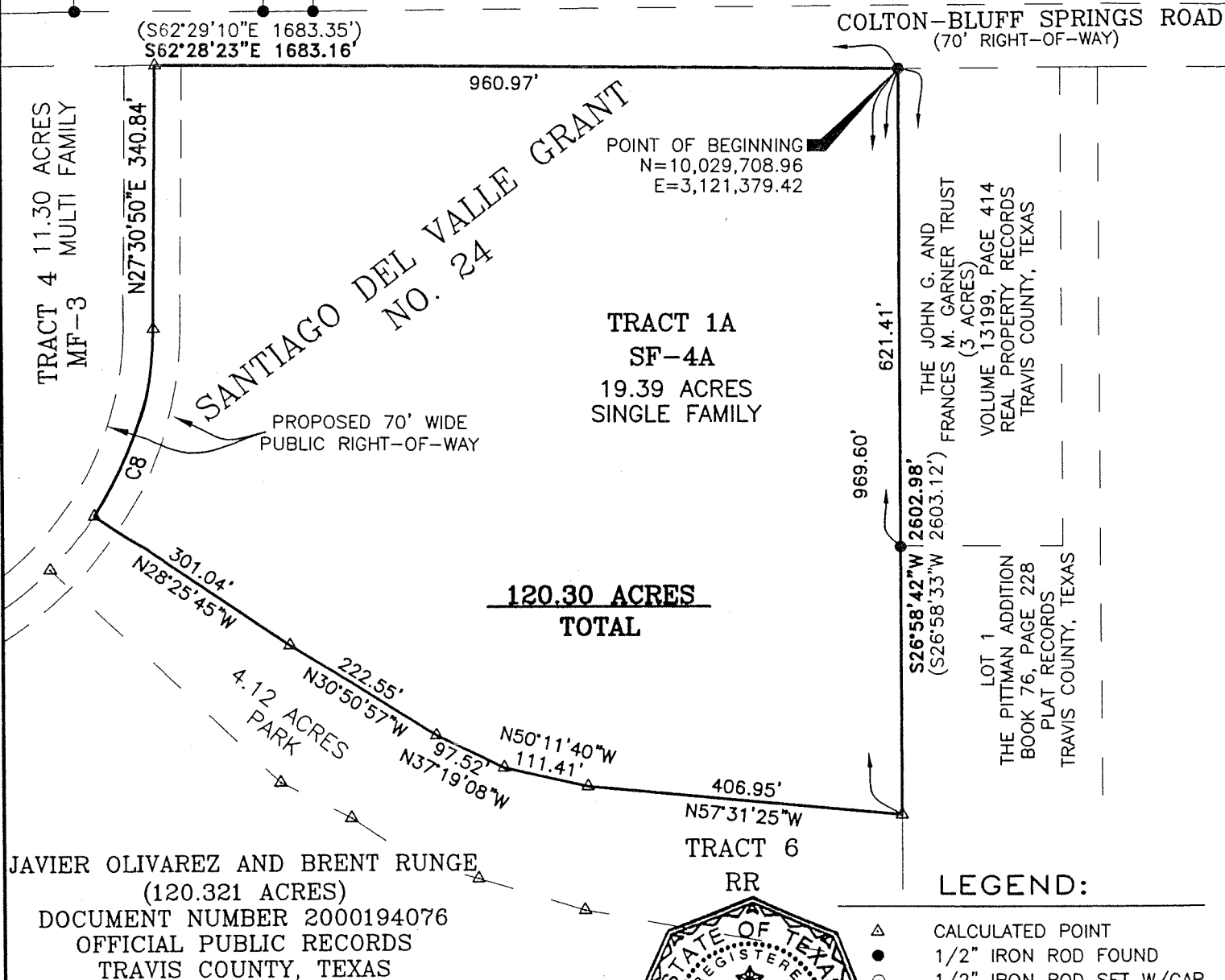
GEORGE I. SHIA
(0.7346 ACRES)
VOLUME 11502, PAGE 1196
REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

	ARC	RADIUS	CURVE DATA DELTA	CHORD	CHORD BEARING
C8	256.95'	450.00'	32°42'58"	253.47'	N43°52'19"E

MICHAEL R. AND
ROSEMARY E. SCHWEITZER
(0.36 ACRES)
VOLUME 6057, PAGE 415
DEED RECORDS
TRAVIS COUNTY, TEXAS



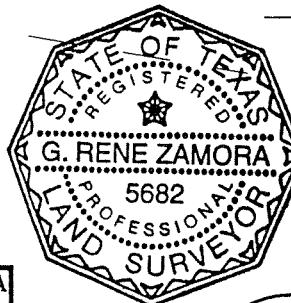
SCALE 1" = 200'
AUGUST, TEXAS
TRAVIS COUNTY, TEXAS



LEGEND:

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD SET W/CAP
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

BEARINGS BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM.
UTILIZING AUSTIN RRP CONTROL FOR POSITION AND
ELEVATION.



ZWA

**Zamora-Warrick & Associates, L.L.C.
Professional Land Surveyors**

5316 Highway 290 West, Suite 150 • Austin, Texas 78735
Tel: (512) 899-3333 • Fax (512) 899-0655

G. RENE ZAMORA, R.P.L.S. No. 5682 State of Texas

DATE 8/21/03 © COPYRIGHT 2003

F.C. PROPERTIES ONE
TRACT VIII
(109.808 ACRES)
VOLUME 13147, PAGE 1514
R.P.R.I.C.T.

(70' RIGHT-OF-WAY)
COLTON-BLUFF SPRINGS ROAD S62°37'51"E 1758.19'

TRACT 1B
SF-4A
68.69 ACRES
SINGLE FAMILY

DONNA KAY WEST
AND STAN WEST
(25.0 ACRES)
VOLUME 11852, PAGE 135
REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

EDWARD J. GILLEN
AND MILDRED GILLEN
(174.4 ACRES)
VOLUME 1549, PAGE 268
DEED RECORDS
TRAVIS COUNTY, TEXAS

SANTIAGO DEL VALLE GRANT
NO. 24

TRACT 3 GR
TRACT 4 MF-3
6.92 ACRES
11.30 ACRES
GENERAL RETAIL MULTI FAMILY

PROPOSED
MCKINNEY FALLS
PARKWAY
(100' ROW)

JAVIER OLIVAREZ AND BRENT RUNGE
(120.321 ACRES)
DOCUMENT NUMBER 2000194076
OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS

PROPOSED 70' WIDE
PUBLIC RIGHT-OF-WAY
TRACT 1A
SF-4A
19.39 ACRES
SINGLE FAMILY
TRACT 6
RR
LOT 1
THE PITTMAN ADDITION
BOOK 76, PAGE 228
PLAT RECORDS
TRAVIS COUNTY, TEXAS

LEGEND:

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/CAP
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



SCALE 1" = 200'
AUGUST, TEXAS
TRAVIS COUNTY, TEXAS

BEARINGS BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM.
UTILIZING AUSTIN RRP CONTROL FOR POSITION AND
ELEVATION.

RECORD CURVE DATA

(C1)	A=693.23'	R=445.28'	D=89°12'00"	CH=625.31'	CB=N72°44'50"E
	ABC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	693.11'	445.28'	89°11'07"	625.23'	N72°46'14"E
C4	66.16'	445.28'	08°30'47"	66.10'	S66°53'37"E
C9	359.44'	450.00'	45°45'53"	349.96'	S85°30'48"E

(N27°42'10"E 1284.46')
N27°42'53"E 1284.34'

120.30 ACRES
TOTAL

TRACT 1B
SF-4A
68.69 ACRES
SINGLE FAMILY

N62°44'10"W 1175.90'
(N62°45'05"W 1176.00')

EDWARD J. GILLEN
AND MILDRED GILLEN
(174.4 ACRES)
VOLUME 1549, PAGE 268
DEED RECORDS
TRAVIS COUNTY, TEXAS

LINE TABLE

L1	N19°08'39"E	77.48
L2	N01°02'41"E	75.62
L3	N24°42'34"W	86.13
L4	N50°41'23"W	166.46
L5	N15°00'11"W	196.67
L6	N08°43'10"E	133.91
L7	S19°12'03"E	403.41
L8	S35°43'28"E	101.57
L9	S29°33'26"E	106.75
L10	S47°54'33"E	78.29
L11	S45°59'03"E	144.07
L12	S52°42'52"E	416.85

ZWA
JOB NO. Z03-032-02-01B
Zamora-Harrick & Associates, L.L.C.
Professional Land Surveyors
5316 Highway 280 West, Suite 520 • Austin, Texas 78735
Tel: (512) 899-3333 • Fax (512) 899-0655

SKETCH TO ACCOMPANY
METES AND BOUNDS DESCRIPTION
FN Z03-032-02-01B

TRACT Z

FN-ZO3-032-02-02
Proposed Multi-Family Zoning (MF-3)
11.30 Acres
August 21, 2003

FIELD NOTE DESCRIPTION FOR A 11.30 ACRE PARCEL
(MF-3 ZONING)

DESCRIPTION OF A 11.30 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT NO. 24 IN TRAVIS COUNTY, TEXAS BEING PART OF THAT CERTAIN 120.321 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JAVIER OLIVAREZ AND BRENT RUNGE OF RECORD IN DOCUMENT NUMBER 2000194076 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 11.30 ACRE, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a ½" iron rod found being the northeast corner of said 120.321 acre tract, being also the northwest corner of that certain 3 acre tract of land as described in a deed to The John G. and Frances M. Garner Trust of record in Volume 13199, Page 414 of the Real Property Records of Travis County, Texas, and being in the south line of Colton Bluff Springs Road a 70 foot wide right-of-way;

THENCE N 62°28'23" W, with the south line of said Colton-Bluff Springs Road and the north line of said 120.321 acre tract, for a distance of 960.97 feet to the POINT OF BEGINNING and the northeast corner of the herein described tract;

THENCE departing the south line of said Colton-Bluff Springs Road and over and across said 120.321 acre tract, with the east, south and west lines of the herein described tract, the following four (4) courses and distances;

1. S 27°30'50" W for a distance of 340.84 feet to a calculated point at the beginning of a curve to the left,
2. along said curve to the left, an arc distance of 705.72 feet, said curve having a radius of 450.00 feet, a central angle of 89°51'19" and a chord bearing of S 72°26'29" W for a chord distance of 635.59 feet to a calculated point at the end of said curve,
3. N 62°37'51" W for a distance of 228.35 feet to a calculated point for the southwest corner of the herein described tract, and

4. N 27°30'50" E for a distance of 791.57 feet to a calculated point for the northwest corner of the herein described tract, being also in the north line of said 120.321 acre tract and being in the south line of said Colton-Bluff Springs Road;

THENCE S 62°28'23" E, with the north line of said 120.321 acre tract, the south line of said Colton-Bluff Springs Road and the north line of the herein described tract, for a distance of 677.21 feet to the POINT OF BEGINNING and containing 11.30 acres of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, Texas Central Zone (4203), NAD 83 (CORS). Project reference control points were established from and referenced to "Austin RRP" having coordinate values of N=10,086,515.87, E=3,109,682.56.

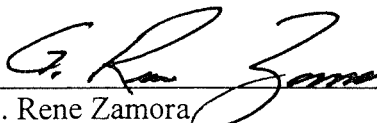
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during August, 2003 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 21st day of August 2003, A.D.



Zamora-Warrick and Associates, L.L.C
5316 Highway 290 West, Suite 150
Austin, Texas 78735
512-899-3333


G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas

REFERENCES

TCAD PARCEL NO. 0339010202
ZWA FIELD NOTE NO. Z03-032-02-02

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION FN Z03-032-02-02

CURVE DATA

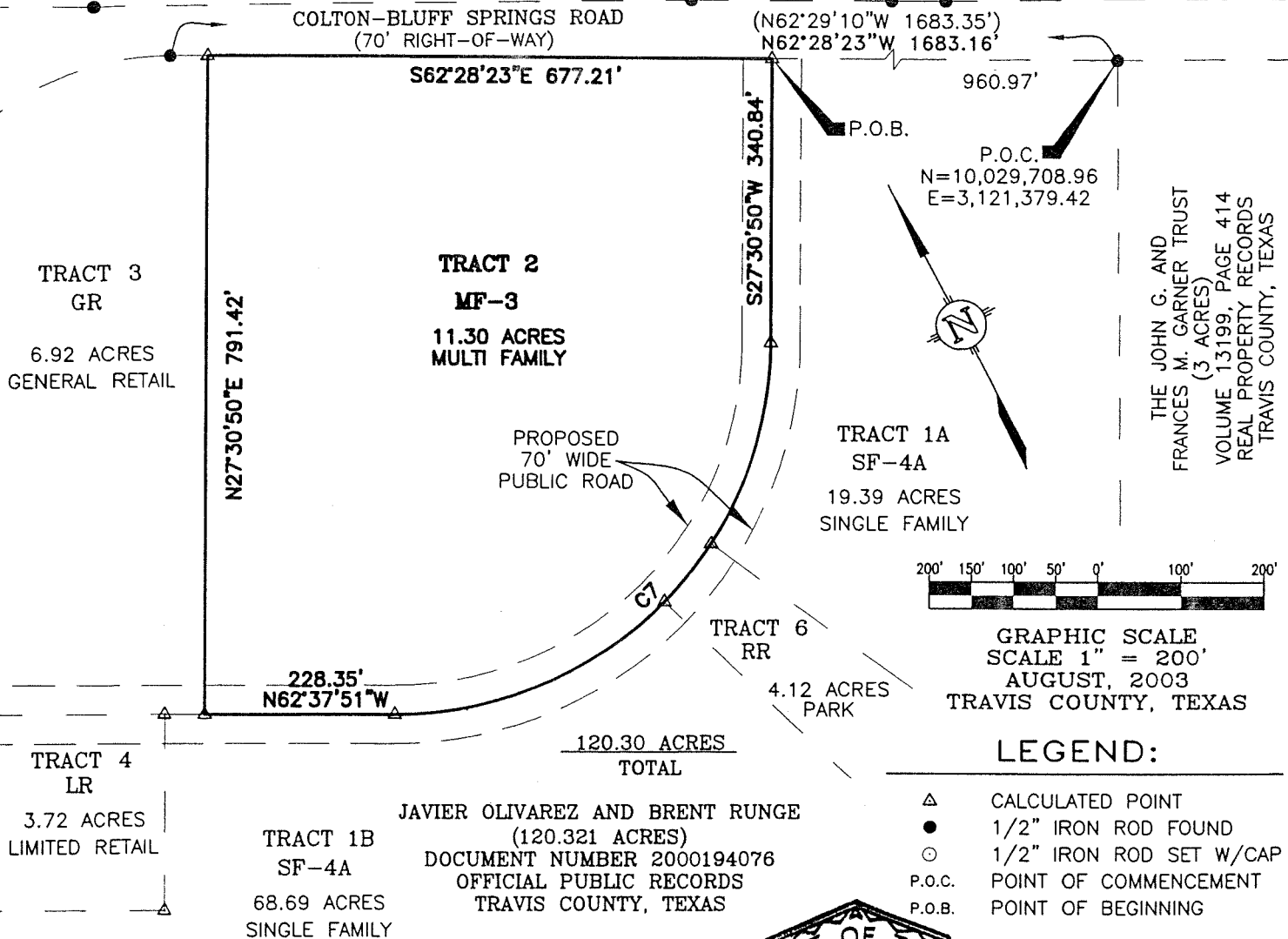
	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C7	705.72'	450.00'	89°51'19"	635.59'	S72°26'29"W

GEORGE I. SHIA
(0.7346 ACRES)
VOLUME 11502, PAGE 1196
REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

MICHAEL R. AND
ROSEMARY E. SCHWEITZER
(0.36 ACRES)
VOLUME 6057, PAGE 415
DEED RECORDS
TRAVIS COUNTY, TEXAS

DAVID A. HILL
(60.171 ACRES)
VOLUME 5063, PAGE 1541
DEED RECORDS
TRAVIS COUNTY, TEXAS

SANTIAGO DEL VALLE GRANT
NO. 24



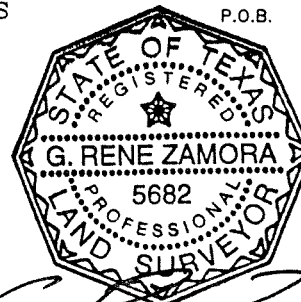
BEARINGS BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM.
UTILIZING AUSTIN RRP CONTROL FOR POSITION AND
ELEVATION.

JOB NO. Z03-032-02-02

ZWA

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G. RENE ZAMORA, R.P.L.S. No. 5682 State of Texas

DATE 8/24/03 © COPYRIGHT 2003

TRACT 3

FN-ZO3-032-02-03
Proposed General Retail Zoning (GR)
6.92 Acres
August 21, 2003

FIELD NOTE DESCRIPTION FOR A 6.92 ACRE PARCEL
(GR ZONING)

DESCRIPTION OF A 6.92 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT NO. 24 IN TRAVIS COUNTY, TEXAS BEING PART OF THAT CERTAIN 120.321 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JAVIER OLIVAREZ AND BRENT RUNGE OF RECORD IN DOCUMENT NUMBER 2000194076 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 6.92 ACRE, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a ½" iron rod found being the northeast corner of said 120.321 acre tract, being also the northwest corner of that certain 3 acre tract of land as described in a deed to The John G. and Frances M. Garner Trust of record in Volume 13199, Page 414 of the Real Property Records of Travis County, Texas, and being in the south line of Colton Bluff Springs Road a 70 foot wide right-of-way;

THENCE N 62°28'23" W, with the south line of said Colton-Bluff Springs Road and the north line of said 120.321 acre tract, for a distance of 1638.18 feet to the POINT OF BEGINNING and the northeast corner of the herein described tract;

THENCE departing the south line of said Colton-Bluff Springs Road and over and across said 120.321 acre tract, with the east and south lines of the herein described tract, the following two (2) courses and distances;

1. S 27°30'50" W for a distance of 791.57 feet to a calculated point for the southeast corner of the herein described tract, and
2. N 62°37'51" W for a distance of 641.61 feet to a calculated point for the southwest corner of the herein described tract, being also in the west line of said 120.321 acre tract and being in the east line of said Colton-Bluff Springs Road, said point being in a curve to the left;

THENCE with the west line of said 120.321 acre tract, the east line of said Colton-Bluff Springs Road and the west line of the herein described tract, the following four (4) courses and distances;

1. along said curve to the left, an arc distance of 515.43 feet, said curve having a radius of 445.28 feet a central angle of 66°19'21" and a chord bearing of N 61°20'21" E for a chord distance of 487.13 feet to a ½ inch iron rod found at the end of said curve,

2. N 28°11'39" E for a distance of 67.09 feet to a ½ inch iron rod found at the beginning of a curve to the right,
3. along said curve to the right, an arc distance of 506.93 feet, said curve having a radius of 324.27 feet, a central angle of 89°34'16" and a chord bearing of N 72°47'57" E for a chord distance of 456.87 feet to a ½ inch iron rod found at the end of said curve, and
4. S 62°28'23" E for a distance of 44.99 feet to the POINT OF BEGINNING and containing 6.92 acres of land.

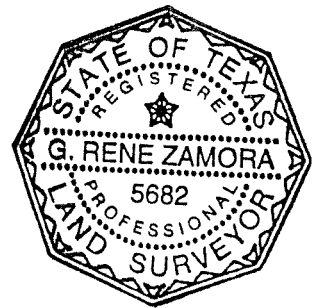
BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, Texas Central Zone (4203), NAD 83 (CORS). Project reference control points were established from and referenced to "Austin RRP" having coordinate values of N=10,086,515.87, E=3,109,682.56.

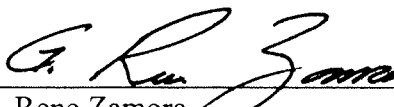
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during August, 2003 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 21st day of August 2003, A.D.



Zamora-Warrick and Associates, L.L.C
5316 Highway 290 West, Suite 150
Austin, Texas 78735
512-899-3333



G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas

REFERENCES
TCAD PARCEL NO. 0339010202
ZWA FIELD NOTE NO. Z03-032-02-03

General Retail Zoning (GR)
6.92 Acres

FN Z03-032-02-03
August 21, 2003

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION FN Z03-032-02-03

DAVID A. HILL
(60.171 ACRES)
VOLUME 5063, PAGE 1541
DEED RECORDS
TRAVIS COUNTY, TEXAS

F.C. PROPERTIES ONE
TRACT VIII
(109.808 ACRES)
VOLUME 13147, PAGE 1514
R.P.P.I.C.T.

MCKINNEY FALLS PARKWAY

COLTON-BLUFF SPRINGS ROAD
(70' RIGHT-OF-WAY)

TRACT 4
MF-3
11.30 ACRES
MULTI FAMILY

P.O.C.
N=10,029,708.96
E=3,121,379.42

THE JOHN G. AND
FRANCES M. GARNER TRUST
(3 ACRES)
VOLUME 13199, PAGE 414
REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

TRACT 3
GR
6.92 ACRES
GENERAL RETAIL

JAVIER OLIVAREZ AND BRENT RUNGE
(120.321 ACRES)
DOCUMENT NUMBER 2000194076
OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS

**120.30 ACRES
TOTAL**

TRACT 4
LR
3.72 ACRES
LIMITED RETAIL

PROPOSED 70' WIDE
PUBLIC RIGHT-OF-WAY

PROPOSED
MCKINNEY FALLS
PARKWAY
(100' ROW)

TRACT 1B
SF-4A
68.69 ACRES
SINGLE FAMILY

SANTIAGO DEL VALLE GRANT
NO. 24

TRACT 6
RR
4.12 ACRES
PARK



SCALE 1" = 200'
AUGUST, TEXAS
TRAVIS COUNTY, TEXAS

LEGEND:

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/CAP
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



G. Rene Zamora

G. RENE ZAMORA, R.P.L.S. No. 5682 State of Texas

DATE 8/21/03

© COPYRIGHT 2003

	ARC	RADIUS	CURVE DATA		CHORD	CHORD BEARING
			DELTA			
C1	693.11'	445.28'	89°11'07"		625.23'	N72°46'14"E
C3	506.93'	324.27'	89°34'16"		456.87'	N72°47'57"E
C10	515.43'	445.28'	66°19'21"		487.13'	N61°20'21"E

RECORD CURVE DATA

(C1) A=693.23' R=445.28' D=89°12'00" CH=625.31' CB=N72°44'50"E
(C3) A=505.78' R=324.27' D=88°22'00" CH=456.05' CB=N72°49'50"E

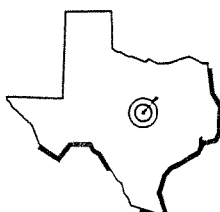
BEARINGS BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM.
UTILIZING AUSTIN RRP CONTROL FOR POSITION AND
ELEVATION.

JOB NO. Z03-032-02-03

ZWA

Zamora-Warrick & Associates, L.L.C.
Professional Land Surveyors

5316 Highway 290 West, Suite 150 • Austin, Texas 78735
Tel (512) 899-3333 • Fax (512) 899-0655



FIELD NOTE DESCRIPTION FOR A 3.72 ACRE PARCEL
(LR ZONING)

DESCRIPTION OF A 3.72 ACRE TRACT OF LAND, SITUATED IN THE SANTIAGO DEL VALLE GRANT NO. 24 IN TRAVIS COUNTY, TEXAS BEING PART OF THAT CERTAIN 120.321 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JAVIER OLIVAREZ AND BRENT RUNGE OF RECORD IN DOCUMENT NUMBER 2000194076 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3.72 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a ½ inch iron rod with cap set for the most westerly northwest corner of said 120.321 acre tract, and being at the intersection of the south line of Colton-Bluff Springs Road, a 70 foot wide right-of-way and the east line of Alum Rock Drive, a varying width right-of-way, said iron rod being in a curve to the left;

THENCE with the north line of said 120.321 acre tract and the south line of said Colton-Bluff Springs Road, the following three (3) courses and distances;

1. along said curve to the left, an arc distance of 71.37 feet, said curve having a radius of 297.04 feet, a central angle of 13°45'59" and a chord bearing of S 55°44'42" E for a chord distance of 71.20 feet to a ½ inch iron rod with cap set at the end of said curve,
2. S 62°37'51" E for a distance of 1758.19 feet to a ½ inch iron rod found at the beginning of a curve to the left, and
3. along said curve to the left, an arc distance of 66.16 feet, said curve having a radius of 445.28 feet, a central angle of 08°30'47" and a chord bearing of S 66°53'37" E for a chord distance of 66.10 feet to a calculated point for the POINT OF BEGINNING and the northwest corner of the herein described tract;

THENCE continuing along said curve to the left, with the north line of said 120.321 acre tract, the south line of said Colton-Bluff Springs Road and the north line of the herein described tract, an arc distance of 111.52 feet, said curve having a radius of 445.28 feet, a central angle of 14°20'58" and a chord bearing of S 78°19'30" E for a chord distance of 111.23 feet to a calculated point;

THENCE departing the south line of said Colton-Bluff Springs Road and over and across said 120.321 acre tract, with the north, east, south and west lines of the herein described tract, the following four (4) courses and distances;

1. S 62°37'51" E for a distance of 593.46 feet to the northeast corner of the herein described tract,
2. S 27°22'09" W for a distance of 234.17 feet to the southeast corner of the herein described tract,
3. N 62°37'51" W for a distance of 700.54 feet to the southwest corner of the herein described tract, and
4. N 27°22'09" E for a distance of 204.08 feet to the POINT OF BEGINNING and containing 3.72 acres of land.

BEARING BASIS NOTE

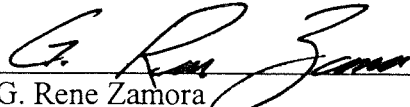
The bearings described herein are Texas State Plane Grid Bearings, Texas Central Zone (4203), NAD 83 (CORS). Project reference control points were established from and referenced to "Austin RRP" having coordinate values of N=10,086,515.87, E=3,109,682.56.

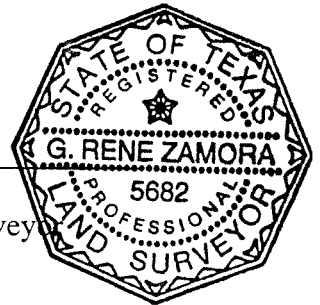
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during August, 2003 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 21st day of August 2003, A.D.

Zamora-Warrick and Associates, L.L.C
5316 Highway 290 West, Suite 150
Austin, Texas 78735
512-899-3333


G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas



REFERENCES

TCAD PARCEL NO. 0339010202
ZWA FIELD NOTE NO. Z03-032-02-04

Limited Retail Zoning (LR)
3.72 Acres

FN Z03-032-02-04
August 21, 2003

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION FN Z03-032-02-04

F.C. PROPERTIES ONE
TRACT VIII
(109.808 ACRES)
VOLUME 13147, PAGE 1514
R.P.R.I.C.T.

COLTON-BLUFF SPRINGS ROAD
(70' RIGHT-OF-WAY)
(S62°39'10"E 1758.73')
S62°37'51"E 1758.19'

JAVIER OLIVAREZ AND BRENT RUNGE
(120.321 ACRES)
DOCUMENT NUMBER 2000194076
OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS

TRACT 1B
SF-4A
68.69 ACRES
SINGLE FAMILY
SANTIAGO DEL VALLE GRANT
NO. 24

ALUM ROCK DRIVE
(RIGHT-OF-WAY VARIES)

**120.30 ACRES
TOTAL**

2192.88'
N62°46'12"W 2784.57'
(N62°46'30"W 2784.31')

LEGEND:

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/CAP
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

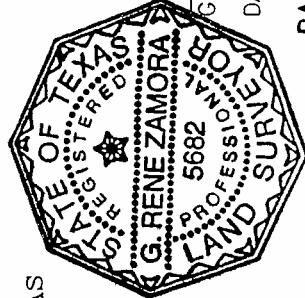
BEARINGS BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM.
UTILIZING AUSTIN RRP CONTROL FOR POSITION AND
ELEVATION.

JOB NO. Z03-032-02-04

ZWA

Zamora-Warrick & Associates, L.L.C.
Professional Land Surveyors

5316 Highway 290 West, Suite 150 • Austin, Texas 78735
Tel (512) 899-3333 • Fax (512) 899-0655



G. Rene Zamora
G. RENE ZAMORA, P.L.S. No. 5682 State of Texas
DATE 8/21/03 © COPYRIGHT 2003

TRACT 3
GR
6.92 ACRES
GENERAL RETAIL

TRACT 4
700.54'

S27°22'09"W
234.17'

S62°37'51"E
593.46'

P.O.B. LR
3.72 ACRES
LIMITED RETAIL
N62°37'51"W
700.54'

PROPOSED
MCKINNEY FALLS
PARKWAY
(100' ROW)

DONNA KAY WEST
AND STAN WEST
(25.0 ACRES)
VOLUME 11852, PAGE 135
REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

RECORD CURVE DATA

(C1) A=693.23' R=445.28' D=89°12'00" CH=625.31' CB=N72°44'50"E

CURVE DATA

	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	693.11'	693.11'	89°11'07"	625.23'	N72°46'14"E
C2	71.37'	71.37'	13°45'59"	71.20'	S55°44'42"E
C4	66.16'	66.16'	08°30'47"	66.10'	S66°53'37"E
C11	111.52'	111.52'	14°20'58"	111.23'	S78°19'30"E



SCALE 1" = 200'
AUGUST, TEXAS
TRAVIS COUNTY, TEXAS

TRACT 5

FIELD NOTE DESCRIPTION FOR A 6.16 ACRE PARCEL
(RR ZONING)

DESCRIPTION OF A 6.16 ACRE TRACT OF LAND, SITUATED IN THE SANTIAGO DEL VALLE GRANT NO. 24 IN TRAVIS COUNTY, TEXAS BEING PART OF THAT CERTAIN 120.321 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JAVIER OLIVAREZ AND BRENT RUNGE OF RECORD IN DOCUMENT NUMBER 2000194076 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 6.16 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a ½ inch iron rod with cap set for the most westerly northwest corner of said 120.321 acre tract, and being at the intersection of the south line of Colton-Bluff Springs Road, a 70 foot wide right-of-way and the east line of Alum Rock Drive, a varying width right-of-way, said iron rod being in a curve to the left;

THENCE with the north line of said 120.321 acre tract and the south line of said Colton-Bluff Springs Road, the following two (2) courses and distances;

1. along said curve to the left, an arc distance of 71.37 feet, said curve having a radius of 297.04 feet, a central angle of 13°45'59" and a chord bearing of S 55°44'42" E for a chord distance of 71.20 feet to a ½ inch iron rod with cap set at the end of said curve, and
2. S 62°37'51" E for a distance of 418.78 feet to a calculated point for the northeast corner of the herein described tract;

THENCE departing the south line of said Colton-Bluff Springs Road and over and across said 120.321 acre tract, with the east line of the herein described tract, the following six (6) courses and distances;

1. S 08°43'10" W for a distance of 133.91 feet to a calculated point,
2. S 15°00'11" E for a distance of 196.67 feet to a calculated point
3. S 50°41'23" E for a distance of 166.46 feet to a calculated point,
4. S 24°42'34" E for a distance of 86.13 feet to a calculated point
5. S 01°02'41" W for a distance of 75.62 feet to a calculated point, and

6. S 19°08'39" W for a distance of 77.48 feet to a calculated point for the southeast corner of the herein described tract, being also in the south line of said 120.321 acre tract and being in the north line of that certain 25.0 acre tract of land as described in a deed to Donna Kay West and Stan West of record in Volume 11852, Page 135 of the Real Property Records of Travis County, Texas;

THENCE N 62°46'12" W, with the south line of said 120.321 acre tract, the north line of said 25.0 acre tract and the south line of the herein described tract, for a distance of 591.69 feet to a ½ inch iron rod found for the southwest corner of said 120.321 acre tract, being also the northwest corner of said 25.0 acre tract, being also in the east line of said Alum Rock Drive and being the southwest corner of the herein described tract;

THENCE N 06°46'30" W, with the west line of said 120.321 acre tract, the east line of said Alum Rock Drive and the west line of the herein described tract, for a distance of 621.04 feet to the POINT OF BEGINNING and containing 6.16 acres of land.

BEARING BASIS NOTE

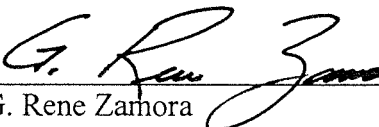
The bearings described herein are Texas State Plane Grid Bearings, Texas Central Zone (4203), NAD 83 (CORS). Project reference control points were established from and referenced to "Austin RRP" having coordinate values of N=10,086,515.87, E=3,109,682.56.

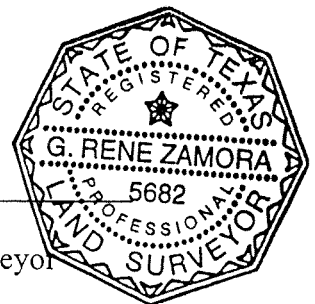
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during August, 2003 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 21st day of August 2003, A.D.

Zamora-Warrick and Associates, L.L.C
5316 Highway 290 West, Suite 150
Austin, Texas 78735
512-899-3333


G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas



REFERENCES

TCAD PARCEL NO. 0339010202
ZWA FIELD NOTE NO. Z03-032-02-04

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION FN Z03-032-02-05

CITY OF AUSTIN
(10.96 ACRES)
VOLUME 10432, PAGE 906
REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

LINE TABLE

L1	S19°08'39"W	77.48	
L2	S01°02'41"W	75.62'	
L3	S24°42'34"E	86.13'	

F.C. PROPERTIES ONE
TRACT VIII
(109.808 ACRES)
VOLUME 13147, PAGE 1514
R.P.P.T.C.T.

(C2) (S62°39'10"E 1758.73')
S62°37'51"E 1758.19'
COLTON-BLUFF SPRINGS ROAD
(70' RIGHT-OF-WAY)

418.78'

1339.41'

120.30 ACRES
TOTAL

JAVIER OLIVAREZ AND BRENT RUNGE
(120.321 ACRES)
DOCUMENT NUMBER 2000194076
OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS

SANTIAGO DEL VALLE GRANT
NO. 24

TRACT 5
RR
6.16 ACRES
PARK

TRACT 1B
SF-4A
68.69 ACRES
SINGLE FAMILY

N62°46'12"W 2784.57'
(N62°46'30"W 2784.31')

DONNA KAY WEST
AND STAN WEST
(25.0 ACRES)
VOLUME 11852, PAGE 135
REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

LEGEND:

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/CAP
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



SCALE 1" = 200'
AUGUST, TEXAS

TRAVIS COUNTY, TEXAS

BEARINGS BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM.
UTILIZING AUSTIN RRP CONTROL FOR POSITION AND
ELEVATION.

RECORD CURVE DATA
(C2) A= 71.40' R=297.04' D=13°46'18" CH= 71.20' CB=S55°46'01"E
CURVE DATA
ARC RADIUS CHORD CHORD BEARING
C2 71.37' 297.04' 13°45'59" 71.20' S55°44'42"E



JOB NO. Z03-032-02-05

ZWA

Zamora-Warrick & Associates, L.L.C.
Professional Land Surveyors

5316 Highway 290 West, Suite 150 • Austin, Texas 78735
Tel (512) 899-3333 • Fax (512) 899-0655

G. Rene Zamora
G. RENE ZAMORA, P.L.S. No. 5682 State of Texas
DATE 9/2/03 © COPYRIGHT 2003

TRACT 6

FN-ZO3-032-02-06
Proposed Park (RR)
4.12 Acres
August 21, 2003

FIELD NOTE DESCRIPTION FOR A 4.12 ACRE PARCEL
(RR ZONING)

DESCRIPTION OF A 4.12 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT NO. 24 IN TRAVIS COUNTY, TEXAS BEING PART OF THAT CERTAIN 120.321 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JAVIER OLIVAREZ AND BRENT RUNGE OF RECORD IN DOCUMENT NUMBER 2000194076 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 4.12 ACR, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a ½" iron rod found being the northeast corner of said 120.321 acre tract, being also the northwest corner of that certain 3 acre tract of land as described in a deed to The John G. and Frances M. Garner Trust of record in Volume 13199, Page 414 of the Real Property Records of Travis County, Texas, and being in the south line of Colton Bluff Springs Road a 70 foot wide right-of-way;

THENCE S 26°58'42" W, with the west line of said 3 acre tract and the east line of said 120.321 acre tract, at 621.41 feet pass a ½ inch iron rod found for the southwest corner of said 3 acre tract and being the most westerly northwest corner of Lot 1 of The Pittman Addition, a subdivision of record in Book 76, Page 228 of the Plat Records of Travis County, Texas, for a total distance of 969.60 feet to a calculated point for the POINT OF BEGINNING and the northeast corner of the herein described tract;

THENCE S 26°58'42" W, continuing with the west line of said Lot 1 and the east line of said 120.321 acre tract and with the east line of the herein described tract, for a distance of 195.91 feet to a ½ inch iron rod found for the southwest corner of said Lot 1, being also the northwest corner of that certain 40.5 acre tract (called Tract Four) as described in a deed to The Raymond L. and Ethel M Kieke Trust of record in Volume 12641, Page 317 of the Deed Records of Travis County, Texas and being the southeast corner of the herein described tract;

THENCE over and across said 120.321 acre tract, with the south, west and north lines of the herein described tract, the following twelve (12) courses and distances;

1. N 52°42'52" W for a distance of 416.85 feet to a calculated point,

2. N 45°59'03" W for a distance of 144.07 feet to a calculated point,
3. N 47°54'33" W for a distance of 78.29 feet to a calculated point,
4. N 29°33'26" W for a distance of 106.75 feet to a calculated point,
5. N 35°43'28" W for a distance of 101.57 feet to a calculated point,
6. N 19°12'03" W for a distance of 403.41 feet to a calculated point in a curve to the left,
7. along said curve to the left, an arc distance of 89.33 feet, said curve having a radius of 450.00 feet, a central angle of 11°22'28" and a chord bearing of N 65°55'02" E for a chord distance of 89.19 feet to a calculated point,
8. S 28°25'45" E for a distance of 301.04 feet to a calculated point,
9. S 30°50'57" E for a distance of 222.55 feet to a calculated point,
10. S 37°19'08" E for a distance of 97.52 feet to a calculated point,
11. S 50°11'40" E for a distance of 111.41 feet to a calculated point, and
12. S 57°31'25" E for a distance of 406.95 feet to the POINT OF BEGINNING and containing 4.12 acres of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, Texas Central Zone (4203), NAD 83 (CORS). Project reference control points were established from and referenced to "Austin RRP" having coordinate values of N=10,086,515.87, E=3,109,682.56.


THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

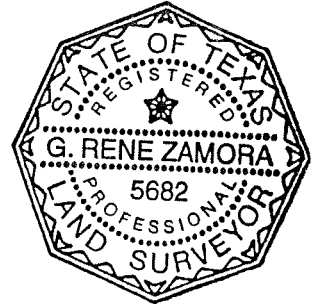
KNOW ALL MEN BY THESE PRESENTS:

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during August, 2003 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 19th day of August 2003, A.D.

Zamora-Warrick and Associates, L.L.C
5316 Highway 290 West, Suite 150
Austin, Texas 78735
512-899-3333

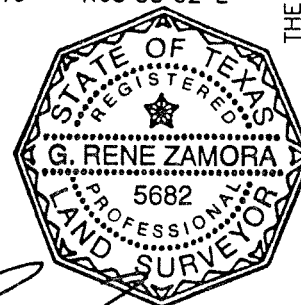
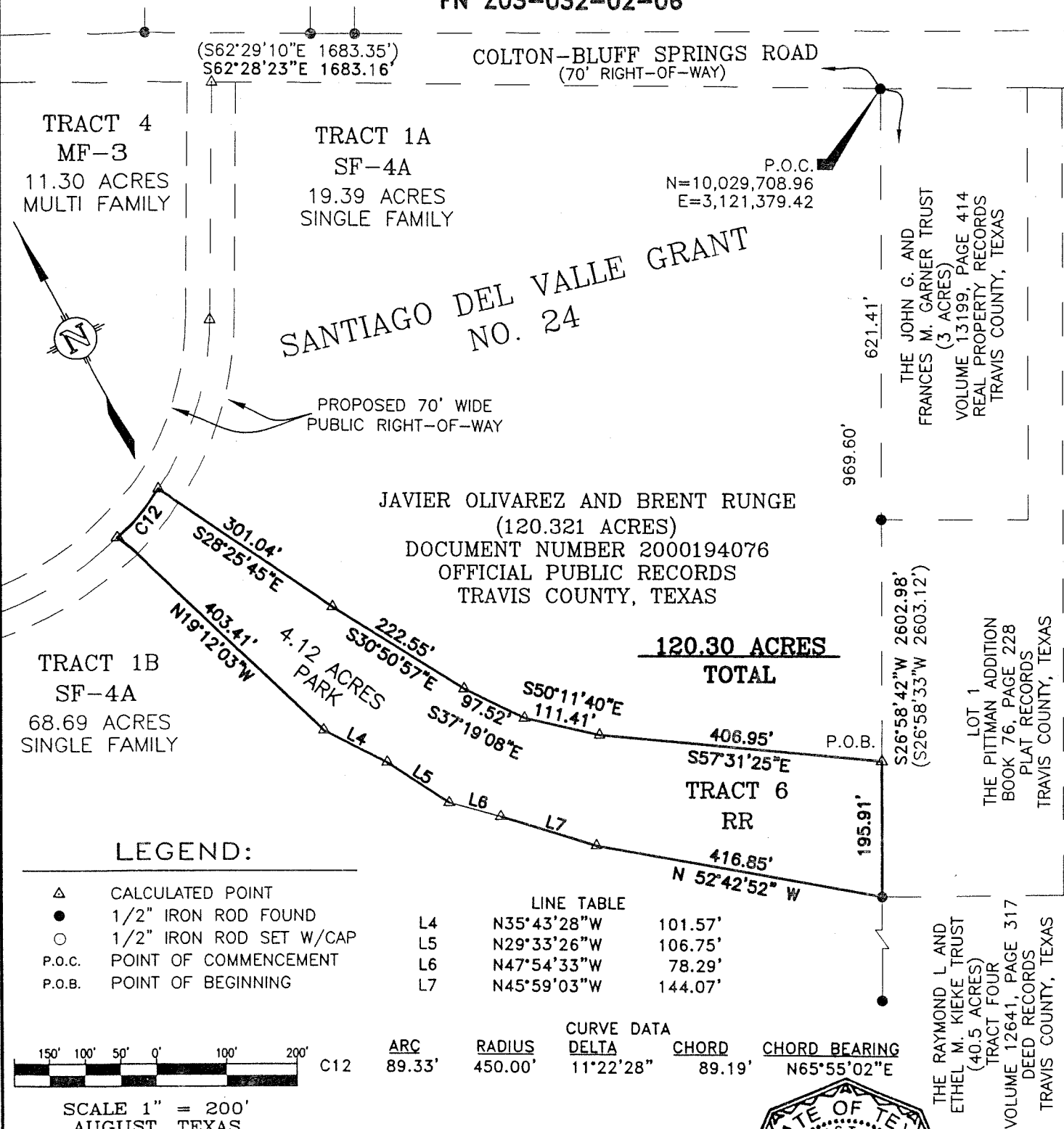

G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas



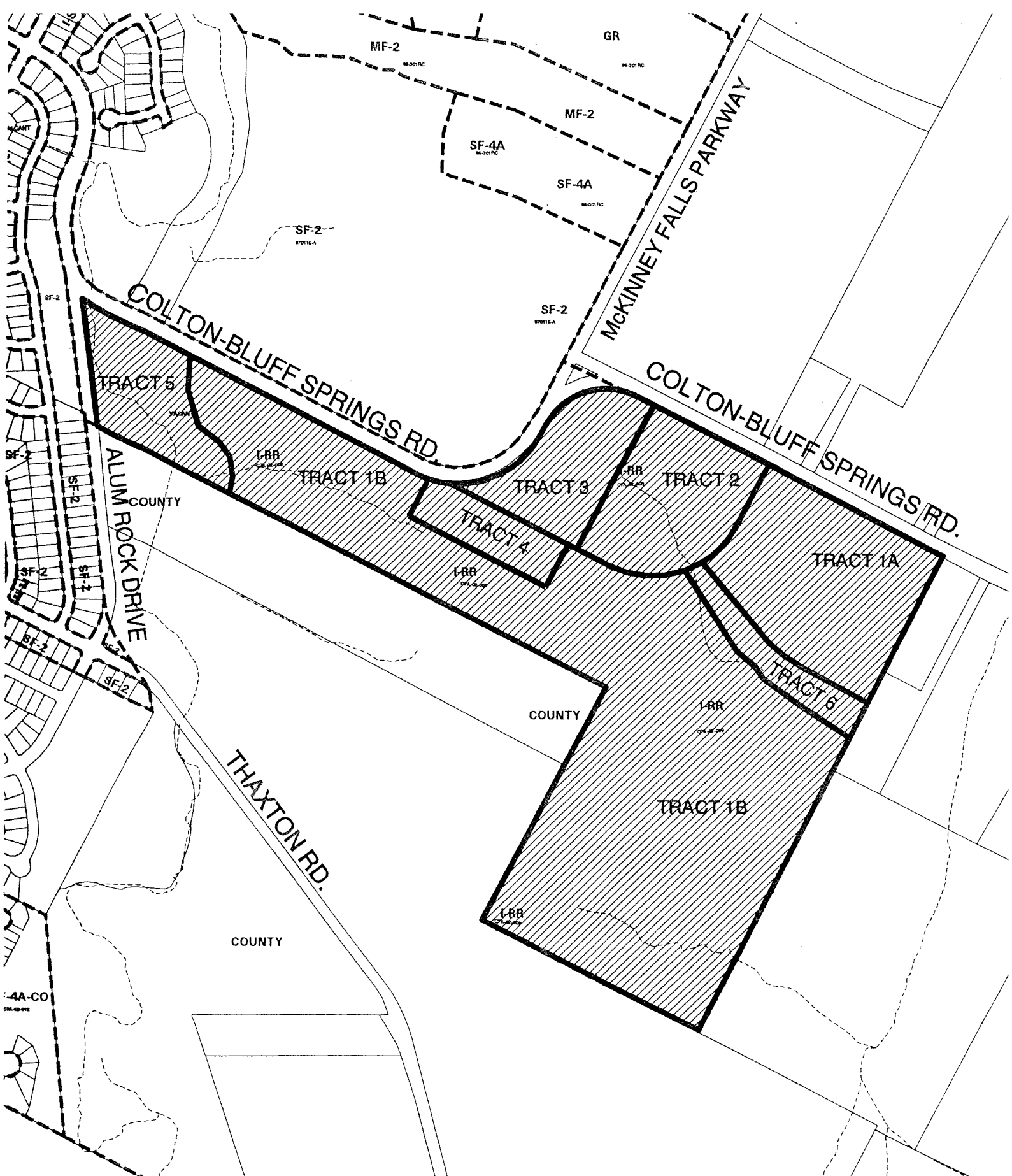
REFERENCES


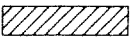
TCAD PARCEL NO. 0339010202
ZWA FIELD NOTE NO. Z03-032-02-06

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION
FN Z03-032-02-06



G. RENE ZAMORA R.P.L.S. No. 5682 State of Texas
 DATE 01/21/02 © COPYRIGHT 2003



 1" = 600'	SUBJECT TRACT		ZONING EXHIBIT G		CITY GRID REFERENCE NUMBER J12,J13,K12, K13
	PENDING CASE			
	ZONING BOUNDARY	-----	CASE #: C14-02-0063.SH ADDRESS: COLTON BLUFF SPRINGS ROAD AT MCKINNEY FALLS PARKWAY SUBJECT AREA (acres): 120.321	DATE: 03-09 INTLS: TRC	
	CASE MGR: W.WALSH				